

SUPERIOR HOMES

ROYSTON & LUND



134 Waltham Close

West Bridgford | NG2 6LE

Guide Price £380,000 - £400,000

****NO CHAIN** **GUIDE PRICE £380,000 - £400,000****

Royston and Lund are delighted to bring to the market this four bedroom detached family home located in the ever-desirable West Bridgford. Situated close by to numerous amenities such as local shops, pubs and restaurants, not to mention being in the catchment area for well-regarded schools and having excellent transport links to the City Centre and surrounding villages. This property would be a great fit for a growing family.

Ground floor accommodation comprises an entrance hall that leads into the main reception room, ground floor WC and stairs to the first floor. The kitchen/dining room is a generous L-shaped space which has high-quality base and wall units that house integrated appliances such as an oven, hob and extractor fan, with more than enough room to add further freestanding white goods. The adjoining dining area has more than enough space for family and friends. The living room is a generous size and is positioned to the rear aspect, featuring a full bay with a rear door overlooking the garden. Off the living room there is a snug/study which is positioned to the rear of the garage.

To the first floor, there are four well-proportioned bedrooms. The master bedroom and bedroom two are both doubles, while the third and fourth bedrooms are spacious singles. All four bedrooms share a three-piece suite bathroom consisting of a bath with a shower overhead, along with a wash basin and WC.

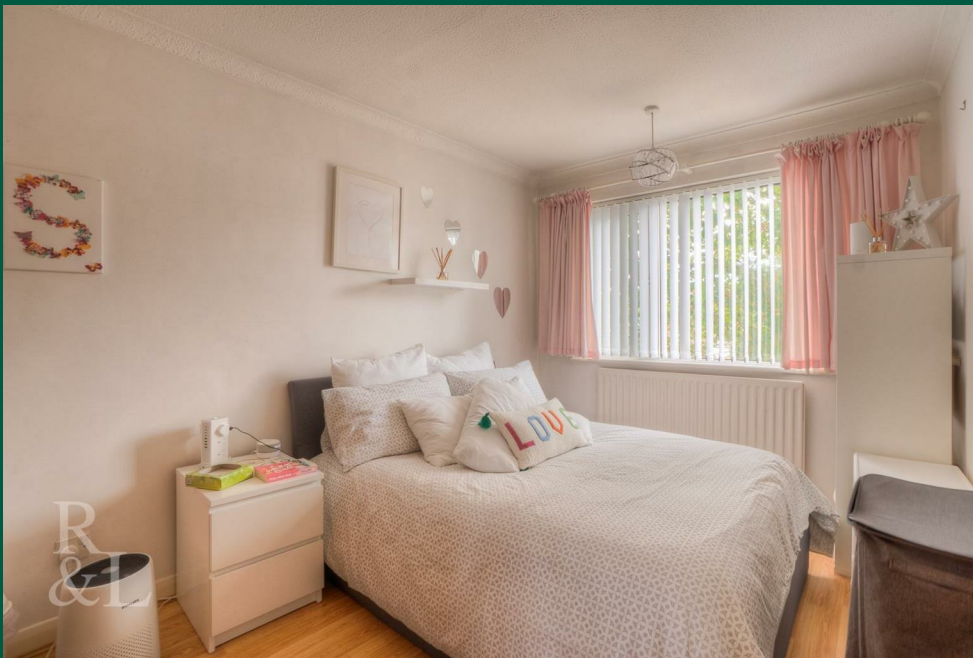




- Four Bedrooms
- Detached
- Ample Off Street Parking
- Excellent Location
- Well Presented Throughout
- NO CHAIN
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - D
- Freehold - Council Tax Band - D









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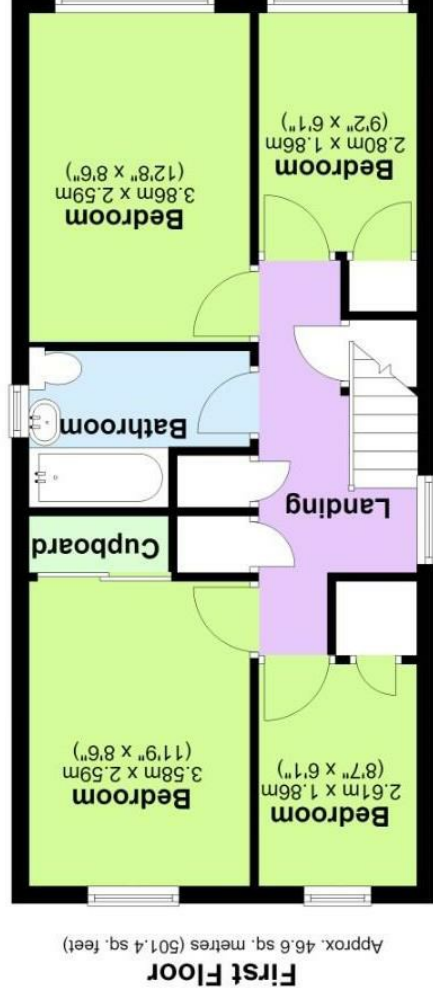
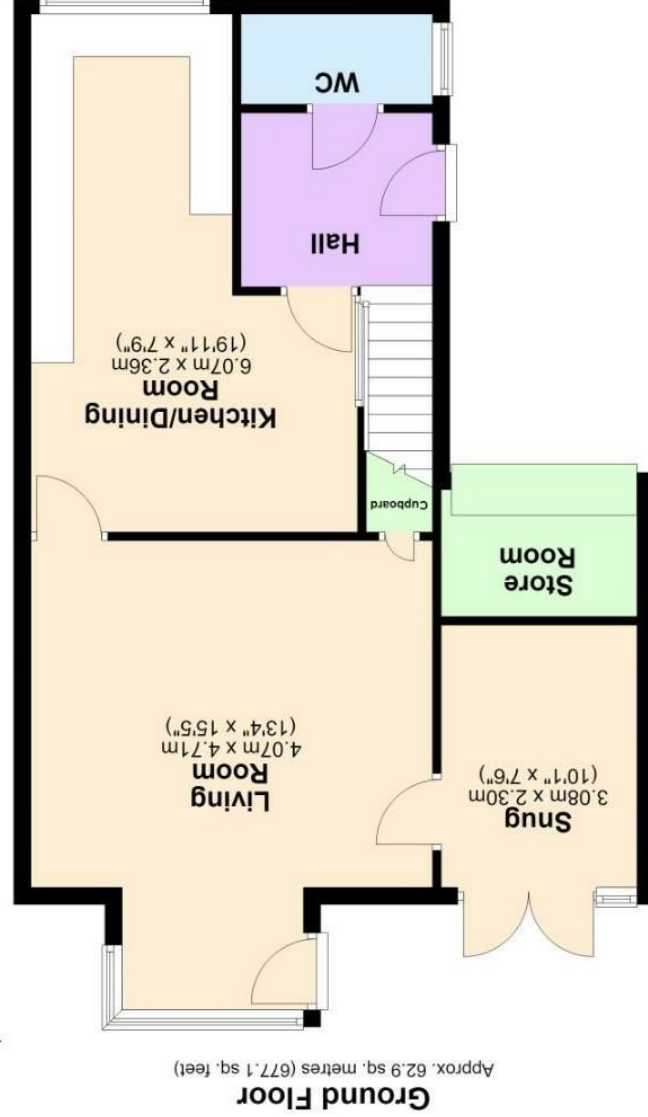


Facing the property, the house itself is positioned down a quiet cul-de-sac and has its own double tandem driveway with a carport. The single garage provides useful additional storage.

To the rear, there is a low-maintenance lawned garden which is enclosed by fenced borders.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 109.5 sq. metres (1178.5 sq. feet)



Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	England & Wales
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not environmentally friendly - higher CO ₂ emissions	
Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	
Potential	Current
	61
	73

EPC

